Name and Address of New Owner:
James Bartlett McGowan
1222 Timber Valley Dr., Nashville, TN 37214

Send Tax Bills To:
new owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 108-12-0-083

Karen Johnson Davidson County
Batch# 1036244 DEEDWARR
08/09/2023 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20230809-0061628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cathryn Thomas, unmarried, and Collin Thomas, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **James Bartlett McGowan, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110-A, Zone Lot Division, Lots 110, 111, 112, 113 of Section Four, East Lake Subd., as shown by plat of record in Plat Book 6250, Page 246, amending Plat Book 5800, Page 245, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cathryn Thomas and Collin Thomas, husband and wife, as joint tenants, by Quitclaim Deed dated March 5, 2021 from Cathryn Thomas formerly known as Cathryn Wolife, recorded April 5, 2021 in Instrument No. 20210405-0044401 in the Register's Office. Cathryn Thomas + Collin Thomas have since divorced as per Docket # 23017, Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Cathryn Thomas, a married woman by Quitclaim Deed dated March 3, 2020 from Cathryn Thomas, a married woman who acquired title as Cathryn Wolife, an unmarried woman, recorded January 1, 11, 2021 in Instrument No. 20210111-0004604 in the Register's Office.

Being the same property conveyed to Cathryn Wolfe, an unmarried woman, by Warranty Deed dated May 27, 2016 from Timothy A. Blem and Michelle Blem, husband and wife, recorded June 17, 2016 in Instrument No. 20160617-0061640 in the Register's Office.

This property more commonly known as 1222 Timber Valley Dr., Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of August, 2023.

Cathryn Thomas (SEAL)
Cathryn Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of August, 2023, before me personally appeared Cathryn Thomas and, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act ~~and deed~~.

Witness my hand, at office, this 7 day of August, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of August, 2023.

_____(SEAL)
Collin Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of August, 2023, before me personally appeared Collin Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of August, 2023.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 8 day of August, 2023.

_____
Notary Public
My commission expires:_____
File No. 2023-6204-?

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM EXP. 04-19-2025
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kayla Dodd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-7-23 (date of document).

Affiant Signature

8.8.23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-24

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY